

# STATE OF NEW YORK

10497

## IN SENATE

May 15, 2026

Introduced by Sen. BOTTCHEr -- read twice and ordered printed, and when printed to be committed to the Committee on Housing, Construction and Community Development

AN ACT to amend the administrative code of the city of New York and the New York city fire code, in relation to creating shared housing rooming in new class A multiple dwellings or building converted to class A multiple dwellings

The People of the State of New York, represented in Senate and Assembly, do enact as follows:

1 Section 1. Subdivision a of section 27-2004 of the administrative code  
2 of the city of New York is amended by adding three new paragraphs 14-a,  
3 15-a and 15-b to read as follows:

4 14-a. The term "shared housing suite" means a set of rooms within a  
5 class A multiple dwelling, separated from other rooms in such dwelling,  
6 that (i) consists of at least two rooming units and bathroom facilities  
7 for the exclusive use of the occupants of such rooming units and (ii)  
8 was created pursuant to section 27-2079.1 of this chapter.

9 15-a. The term "shared housing rooming unit" means a rooming unit in a  
10 shared housing suite.

11 15-b. The term "shared housing dwelling" shall have the same meaning  
12 as such term is defined in section T201.1.2 of appendix T of the New  
13 York city building code.

14 § 2. The administrative code of the city of New York is amended by  
15 adding a new section 27-2079.1 to read as follows:

16 § 27-2079.1 Shared housing rooming units. a. Notwithstanding subdivi-  
17 sion a of section 27-2077 of this article, on and after January first,  
18 two thousand twenty-seven, shared housing rooming units may be created  
19 within a new class A multiple dwelling or within an existing building  
20 converted to a class A multiple dwelling.

21 b. Shared housing rooming units and shared housing suites shall:

22 1. comply with appendix T of the New York city building code;

23 2. notwithstanding subdivision b of section 27-2076 of this article, a  
24 child under the age of sixteen years may occupy a shared housing rooming  
25 unit;

EXPLANATION--Matter in italics (underscored) is new; matter in brackets  
[-] is old law to be omitted.

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1 3. not be occupied by more than two individuals, except that a child  
2 born to, adopted, or fostered by an occupant of a shared housing rooming  
3 unit is not considered an occupant of a shared housing rooming unit for  
4 purposes of this paragraph until one year after the birth, adoption, or  
5 fostering of such child;

6 4. not be constructed in a frame multiple dwelling, as defined in  
7 subdivision twenty-eight of section 4 of the multiple dwelling law;

8 5. subject to rules that may be established by the department that  
9 require the owner of a shared housing dwelling to clean and maintain  
10 shared housing suites so as to ensure proper cleanliness, and such rules  
11 may supersede or alter the requirements of section 27-2012 of this chap-  
12 ter;

13 6. notwithstanding section 27-2051 of this chapter, a manager is not  
14 required to reside in a shared housing dwelling if the owner provides  
15 management services for the shared housing dwelling on a twenty-four  
16 hour basis in accordance with rules established by the department;

17 7. notwithstanding paragraph 2 of subdivision a of section 27-2075 of  
18 this article, a shared housing rooming unit occupied by one individual  
19 shall have a minimum floor area of one hundred square feet and a shared  
20 housing unit occupied by two individuals shall have a minimum floor area  
21 of one hundred fifty square feet;

22 8. include kitchen facilities for the exclusive use of the occupants  
23 of the shared housing suite unless kitchen facilities for the use of  
24 such occupants are provided elsewhere in the shared housing dwelling;

25 9. have no movable cooking apparatus or movable heating apparatus,  
26 except that the department may adopt rules authorizing the use of a  
27 specified apparatus where the department, in consultation with the fire  
28 department, determines that such apparatus does not create a fire  
29 hazard; and

30 10. in accordance with subdivision f of section 26-3102 of this title,  
31 no short-term rental registration shall be issued for a shared housing  
32 rooming unit.

33 c. This section shall not apply to rooming units created prior to  
34 January first, two thousand twenty-seven or pursuant to section 27-2077  
35 of this article.

36 § 3. Article 701 of chapter 7 of title 28 of the administrative code  
37 of the city of New York is amended by adding new appendix T to read as  
38 follows:

39 APPENDIX T  
40 SHARED HOUSING PROGRAM  
41 SECTION BC T101

42 GENERAL

43 T101.1 Scope. Except as modified by the express provisions of this  
44 appendix, shared housing dwellings shall be constructed in accordance  
45 with all applicable requirements in the New York city construction  
46 codes. Each shared housing rooming unit shall be considered as one  
47 dwelling unit except as otherwise stated in this appendix. On or after  
48 January first, two thousand twenty-seven, no room in any multiple dwell-  
49 ing shall be used as a shared housing rooming unit unless such room  
50 complies with this appendix and the New York city construction codes.

51 T101.1.1 Locations of shared housing rooming units within the build-  
52 ing. Where one or more shared housing rooming units are provided on any  
53 floor, the residential portion of the entire floor of such building  
54 shall be designated as group R-2 shared housing dwelling. Dwelling units  
55 that are not shared housing rooming units shall not be permitted on the  
56 same floor as a shared housing rooming unit.

1 T101.1.2 Existing buildings. Where permitted by Section 27-2079.1 of  
2 the New York city housing maintenance code, the creation of shared hous-  
3 ing rooming units in an existing building shall comply with all applica-  
4 ble provisions of this appendix and:

5 1. a building or portion of a building converted or altered to a  
6 shared housing dwelling shall be subject to all provisions of the multi-  
7 ple dwelling law applicable to a class A multiple dwelling erected on or  
8 after December sixth, nineteen hundred sixty-nine;

9 2. a fire escape or exterior screened stairway, as defined in section  
10 268 of the labor law, is not a means of egress for a shared housing  
11 dwelling;

12 3. no building or portion of the building shall be altered or  
13 converted to a shared housing dwelling unless the number of exits and  
14 the capacity of existing means of egress comply with chapter ten of the  
15 New York city building code and section T304 of this appendix; and

16 4. no building shall be enlarged beyond that permitted under the  
17 applicable provisions of chapter five of the New York city building  
18 code.

19 T101.2 Multiple dwelling classifications. Shared housing dwellings  
20 shall be classified as Hereafter Erected Class A Multiple Dwelling -  
21 Shared Housing (HAEA-SH).

22 T101.3 Certificate of occupancy. No shared housing rooming units shall  
23 be used for dwelling purposes without a certificate of occupancy issued  
24 by the commissioner in accordance with section 28-118.6 of the adminis-  
25 trative code of the city of New York. In addition to the information  
26 required by section 28-118.6 of the administrative code of the city of  
27 New York, such certificate of occupancy shall also contain the follow-  
28 ing:

29 1. the number of shared housing rooming units for the entire building  
30 and each floor; and

31 2. the following statement: "Shared housing rooming units are  
32 constructed in accordance with 27-2079.1 of the housing maintenance and  
33 this appendix, the occupancy of each shared housing rooming unit shall  
34 not exceed the limit set forth in HMC 27-2079.1."

35 T101.4 Identification of shared housing rooming units and shared hous-  
36 ing suites. All shared housing rooming units and shared housing suites  
37 shall be identified in accordance with section 505.3 of the New York  
38 city fire code.

#### 39 SECTION BC T201

##### 40 DEFINITIONS

41 T201.1 Definitions. This section contains terms defined elsewhere in  
42 this code, and terms with definitions that are specific to this appen-  
43 dix.

44 T201.1.1 Terms defined elsewhere in this code. The following terms are  
45 defined in Chapter 2:

46 ACCESSIBLE.

47 ACCESSIBLE UNIT.

48 DWELLING.

49 DWELLING, MULTIPLE.

50 DWELLING UNIT.

51 DWELLING UNIT (ACCESSIBILITY).

52 EXIT.

53 HABITABLE SPACE.

54 TYPE B UNIT.

55 TYPE B+NYC UNIT.

1 T201.1.2 Definitions specific to this appendix. The following words  
2 and terms shall, for the purposes of this appendix, have the meanings  
3 shown herein:

4 DWELLING, SHARED HOUSING. A building or a portion of a building  
5 containing shared housing suites and spaces for shared housing accessory  
6 uses, as such term is defined in the New York city zoning resolution.

7 ROOMING UNIT, SHARED HOUSING. Shall have the same meaning as such term  
8 is defined in paragraph fifteen-a of subdivision a of section 27-2004 of  
9 the New York city housing maintenance code.

10 SHARED HOUSING SUITE. Shall have the same meaning as such term is  
11 defined in paragraph fourteen-a of subdivision a of section 27-2004 of  
12 the New York city housing maintenance code.

13 SECTION BC T301  
14 USE AND OCCUPANCY

15 T301.1 Occupancy classification. Shared housing dwellings shall be  
16 classified as Residential Group R-2 occupancy in accordance with section  
17 310.4 of the New York city building code. Accessory parking facilities  
18 shall be classified as low-hazard storage, Group S-2, in accordance with  
19 section 311.3 of the New York city building code.

20 Exception: Common spaces classified in accordance with section T301.2  
21 of this appendix.

22 T301.2 Common spaces shared by all residential occupants. Interior or  
23 exterior space made for the exclusive use of all the residential occu-  
24 pants of the shared housing dwelling, constructed as occupiable spaces,  
25 such as fitness centers, pools, wellness services, sports courts, game  
26 rooms, outdoor spaces, child play spaces, or similar spaces, shall be  
27 classified in accordance with sections 303.1 and 1004.1.1.2 of the New  
28 York city building code. Where provided, commercial kitchens constructed  
29 in accordance with section T301.5 of this appendix shall be classified  
30 as low-hazard factory industrial, Group F-2, occupancy in accordance  
31 with section 306.3 of the New York city building code.

32 T301.3 Minimum cooking facilities. Permanent cooking facilities shall  
33 be provided and maintained in accordance with section 27-2070 of the New  
34 York city housing maintenance code and this section and constructed in  
35 accordance with sections T301.4 and T301.5 of this appendix.

36 1. A kitchen or kitchenette shall be provided for each three shared  
37 housing rooming units and for any remainder of less than three shared  
38 housing rooming units.

39 2. At least fifty percent of the required kitchens or kitchenettes  
40 shall be located on the same floor containing shared housing rooming  
41 units, and the remaining kitchens or kitchenettes may be located no more  
42 than one story above or below. The path of travel from the shared hous-  
43 ing rooming units to such facilities shall not exceed the distance of  
44 three hundred feet.

45 3. Domestic cooking appliances in shared housing dwellings shall not  
46 be installed or used outside of a kitchen or kitchenette.

47 T301.4 Kitchen or kitchenette in a shared housing suite. Only domestic  
48 kitchens or kitchenettes may be provided in a shared housing suite. Such  
49 domestic kitchens or kitchenettes shall:

50 1. only allow the following domestic cooking appliances: ovens, cook-  
51 tops, ranges, microwaves, and electrical countertop appliances;

52 2. kitchens or kitchenettes with more than two cooktops shall be  
53 enclosed with one hour fire-partition in accordance with section 708 of  
54 the New York city building code and shall be sprinklered in accordance  
55 with section 903 of the New York city building code;

1 3. cooktops and ranges shall be provided with a domestic cooking hood  
2 installed and constructed in accordance with section 505 of the New York  
3 city mechanical code;

4 4. not install cooktops, ranges, and ovens in a shared housing rooming  
5 unit; and

6 5. not allow a toilet room or bathroom open to a kitchen or kitchen-  
7 ette.

8 T301.5 Kitchens outside of shared housing suites. Kitchens and kitch-  
9 enettes provided outside of all shared housing suites and within the  
10 common space constructed in accordance with section T301.2 of this  
11 appendix shall comply with one of the following:

12 1. commercial kitchens that:

13 (a) are classified as Group F-2 occupancy in accordance with section  
14 306.3 of the New York city building code;

15 (b) does not exceed two hundred fifty square feet in net floor area;

16 (c) has no toilet room or bathroom that directly opens into such  
17 kitchen; and

18 (d) complies with all commercial kitchen requirements in this code; or

19 2. Domestic kitchens or kitchenettes that:

20 (a) only allow ovens, cooktops, ranges, microwaves, and electrical  
21 countertop appliances;

22 (b) do not allow open top broilers or fryers;

23 (c) have electric or gas connections and nameplate ratings not to  
24 exceed ten kilowatts for electric appliances or seventy-five thousand  
25 British thermal units per hour for gas appliances. Branch gas  
26 connections shall not be larger than three-quarter inches;

27 (d) with more than two cooktops shall be enclosed with one hour fire-  
28 partition in accordance with section 708 of the New York city building  
29 code and shall be sprinklered in accordance with section 903 of the New  
30 York city building code;

31 (e) cooktops and ranges shall have a domestic cooking hood installed  
32 and constructed in accordance with section 505 of the New York city  
33 mechanical code;

34 (f) cooktops and ranges shall be protected with same requirements of  
35 an I-2 occupancy in accordance with sections 904.13, 904.13.1 and  
36 904.13.2 of the New York city building code; and

37 (g) has no toilet room or bathroom that directly opens into such  
38 kitchen or kitchenette.

#### 39 SECTION BC T302

##### 40 FIRE AND SMOKE PROTECTION FEATURES

41 T302.1 General. A shared housing dwelling shall comply with chapter  
42 seven of the New York city building code, except as set forth in  
43 sections T302.2 and T302.3 of this appendix.

44 T302.2 Vertical opening within individual shared housing suites.  
45 Notwithstanding section 712.1.2 of the New York city building code,  
46 unconcealed vertical openings totally within a shared housing suite,  
47 connecting two stories or less, shall be permitted.

48 T302.3 Separation of different tenancies. For the purpose of applying  
49 section 510.10 of the New York city building code, each shared housing  
50 rooming unit and each shared housing suite shall be deemed to be dwell-  
51 ing units occupied by different tenants.

#### 52 SECTION BC T303

##### 53 FIRE PROTECTION SYSTEMS

54 T303.1 General. A shared housing dwelling shall comply with chapter  
55 nine of the New York city building code, except as set forth in sections  
56 T303.2 through T303.4 of this appendix.

1 T303.2 Sprinkler system. All shared housing dwellings shall be  
 2 equipped throughout with an automatic sprinkler system in accordance  
 3 with section 903 of the New York city building code.

4 T303.3 Fire alarm and detection systems. Group R-2 shared housing  
 5 dwellings shall be equipped with fire alarm and detection systems in  
 6 accordance with section 907.2.8 of the New York city building code,  
 7 including all requirements contained in section 907.2.8.4 of the New  
 8 York city building code. Section 907.2.9 of the New York city building  
 9 code shall not be applicable to shared housing dwellings.

10 T303.4 Carbon monoxide detection. Group R-2 shared housing dwellings  
 11 shall be provided with listed carbon monoxide alarm or detectors in  
 12 accordance with item one of section 915.1.1 of the New York city build-  
 13 ing code.

14 T303.5 Interconnection of alarms and detection systems. All fire and  
 15 carbon monoxide alarms and detection systems within the same shared  
 16 housing suite shall be interconnected in such a manner that the acti-  
 17 vation of one alarm or detector will activate all of the alarms or  
 18 detectors located within such suite.

#### 19 SECTION BC T304

#### 20 MEANS OF EGRESS

21 T304.1 General. A shared housing dwelling shall comply with chapter  
 22 ten of the New York city building code, except as set forth in sections  
 23 T304.2 through T304.10 of this appendix.

24 T304.2 Occupant load factor. Notwithstanding the occupant load factor  
 25 for residential units and space in table 1004.1.3 of the New York city  
 26 building code, the maximum floor allowances per occupant of a shared  
 27 housing dwelling shall be computed at the rate of one occupant per unit  
 28 of area in accordance with table T304.2 of this appendix.

29 TABLE T304.2

#### 30 MAXIMUM FLOOR AREA ALLOWANCES PER OCCUPANT OF SHARED HOUSING

#### 31 DWELLING

32 <u>FUNCTION OF SPACE</u>	33 <u>OCCUPANT</u>
34	35 <u>LOAD</u>
36	37 <u>FACTOR {a}</u>
38 <u>Residential</u>	
39 <u>Within shared housing rooming units</u>	40 <u>-</u>
41 <u>Within shared housing suites but</u>	42 <u>50 net</u>
43 <u>outside all the shared housing rooming units</u>	44 <u>30 net</u>
45 <u>Outdoor accessory common area, including yards,</u>	46 <u>200 gross {b,c,d}</u>
47 <u>courts, rooftops and terraces or similar</u>	
48 <u>Indoor accessory common area shared by all residents</u>	49 <u>15 net</u>
50 <u>of the shared housing dwelling (concentrated) {e}</u>	
51 <u>Indoor accessory common area shared by all residents</u>	52 <u>50 net</u>
53 <u>of the shared housing dwelling (unconcentrated) {e}</u>	

54 For SI: 1 square foot = 0.0929 m<sup>2</sup>, 1 foot = 304.8 mm.

55 a. Floor area in square feet per occupant.

b. For the purposes of occupant load calculation, permanent fixtures  
and amenities such as shrubs, decorative pools, non-walkable paving  
surfaces, etc. may be deducted from the total floor area.

c. A rooftop or terrace in Group R-2 occupancies that is provided for  
the incidental, recreational use by the residential tenants residing in  
the same residential building.

d. Where the maximum occupant load of the rooftop or terrace exceeds  
seventy-four persons based on occupant load calculations, a place of  
assembly certificate of operation is required pursuant to section

1 28-117.1 of the administrative code of the city of New York and item one  
2 of section 303.7 of the New York city building code.

3 e. To be used only when the occupant load for the function of the  
4 space is not listed elsewhere in table 1004.1.3 of the New York city  
5 building code.

6 T304.3 Number of exits. Each shared housing rooming unit shall be  
7 provided with exit access to a minimum of two independent exits. Such  
8 exits shall be located in accordance with section 1007 of the New York  
9 city building code.

10 T304.4 Exit access. Each habitable room shall be provided with access  
11 to each required means of egress without passing through any sleeping  
12 rooms, toilet rooms or bathrooms. Where such access to a required means  
13 of egress is provided through a room, such access to such room shall be  
14 through a clear opening at least thirty inches wide extending from floor  
15 to ceiling and such opening shall not be equipped with any door or door  
16 frame, or with any device by means of which the opening may be closed,  
17 concealed or obstructed.

18 T304.5 Intervening public hall. Notwithstanding section 1016.3 of the  
19 New York city building code, shared housing dwellings shall comply with  
20 the following requirements:

21 1. In all shared housing dwellings, the door of each shared housing  
22 rooming unit and each shared housing suite shall open into an interven-  
23 ing public hall constructed as a public corridor in accordance with  
24 section 1020 of the New York city building code. Opening protectives in  
25 accordance with exception three of section 707.6 of the New York city  
26 building code shall not be permitted.

27 2. In high-rise buildings subject to section 403 of the New York city  
28 building code, such intervening public hall shall provide access to at  
29 least two exits.

30 Exception: In buildings not subject to section 403 of the New York  
31 city building code, no intervening public hall shall be required where  
32 the doors opening to the shared housing rooming units are smoke and  
33 draft controlled doors complying with UL 1784 without artificial bottom  
34 seals, in accordance with sections 716.5 and 716.5.7.3 of the New York  
35 city building code.

36 T304.6 Exit access stairways. Exception three of section 1019.3 of the  
37 New York city building code shall not be applicable to shared housing  
38 dwellings. Unenclosed access stairways shall be permitted in accordance  
39 with section T302.2 of this appendix.

40 T304.7 Exit signs. The door of each shared housing suite shall be  
41 provided with an exit sign in accordance with section 1013 of the New  
42 York city building code.

43 T304.8 Exit stairway access to roof. Regardless of the height of the  
44 shared housing dwelling, at least one exit stairway shall extend to the  
45 roof surface through a stairway bulkhead complying with section 1011.12  
46 of the New York city building code.

47 T304.9 Doors within a shared housing suite. The door entering a shared  
48 housing rooming unit and shared housing suite shall be provided in  
49 accordance with section 1010 as a Group R-2 dwelling unit.

50 Exception: A chain guard shall not be installed on the door entering a  
51 shared housing suite.

52 T304.10 Intercommunication system. In a building where the total  
53 number of shared housing rooming units and other dwelling units equals  
54 or exceeds eight, an intercommunication system shall be provided in  
55 accordance with section 1010.4.4 of the New York city building code.

SECTION BC T305ACCESSIBILITY

T305.1 General. In addition to the other requirements of chapter eleven of the New York city building code, shared housing dwellings shall be provided with accessible features in accordance with sections T305.2 through T305.6 of this appendix.

T305.2 Design. Shared housing rooming units which are required to be Accessible units or Type B+NYC units shall comply with this code, sections T305.2 through T305.5 of this appendix and the applicable provisions of chapter 10 of ICC A117.1. Shared housing suites containing shared housing rooming units that are Type B+NYC units shall further comply with section 1004 (Type B Units) of ICC A117.1, including any modifications made by sections 1107.2.1 through 1107.2.8 of the New York city building code. Units required to be Type B+NYC units are permitted to be designed and constructed as accessible units.

T305.2.1 Accessible spaces. Common rooms and spaces available for use by residents and serving Accessible units or Type B+NYC units shall be accessible in accordance with section 1107.3 of the New York city building code.

T305.2.2 Accessible route. Accessible route serving accessible units or Type B+NYC units shall be provided in accordance with section 1107.4 of the New York city building code.

T305.3 Accessible units scope. The number of accessible shared housing rooming units shall be provided in accordance with section 1107.6.1.1 of the New York city building code. Only one shared housing rooming unit in each shared housing suite shall be permitted to count toward the number of required accessible units. Accessible units shall be distributed throughout the floors and locations on the floor of the shared housing dwelling.

Exception: Where the number of required accessible shared housing rooming units exceeds the number of shared housing suites combined, the remaining accessible shared housing rooming units shall be distributed throughout the floors and locations on the floor of the shared housing dwelling.

T305.4 Type B+NYC units scope. In buildings containing four or more dwelling units or sleeping units, shared housing rooming units included, shared housing rooming units not required to be an accessible unit shall be a Type B+NYC units unless the number of Type B+NYC units is permitted to be reduced in accordance with section T305.5 of this appendix.

T305.5 General exceptions for Type B+NYC units. Where specifically permitted by this section, the required number of Type B+NYC units is permitted to be reduced in accordance with sections T305.5.1 through T305.5.2 of this appendix.

T305.5.1 Buildings or structures without elevator service where Type B+NYC units are required. In buildings or structures where no elevator service is provided or required by other sections of this code, only the shared housing rooming units that are located on stories indicated in section T305.5.1.1 of this appendix are required to be Type B+NYC units.

T305.5.1.1 One story with Type B+NYC units required. At least one story containing shared housing rooming units shall be provided with an accessible entrance and accessible route from the exterior of the structure and all units intended to be used as a residence on that story shall be Type B+NYC units.

T305.5.1.2 Other stories with Type B+NYC units required. If other stories containing shared housing rooming units are served by a building entrance that is in proximity to arrival points as indicated in items

1 one and two, such building entrance shall be accessible and all shared  
2 housing rooming units served by that entrance on that story shall be  
3 Type B+NYC units.

4 1. Where the slopes of the undisturbed site measured between the  
5 planned entrance and all vehicular or pedestrian arrival points within  
6 fifty feet of the planned entrance are ten percent or less, and

7 2. Where the slopes of the planned finished grade measured between the  
8 entrance and all vehicular or pedestrian arrival points within fifty  
9 feet of the planned entrance are ten percent or less.

10 3. Where no such arrival points are within fifty feet of the entrance,  
11 the closest arrival point shall be used unless that arrival point serves  
12 the story required by section T305.1.1 of this appendix.

13 T305.5.2 Elevator service to the lowest story with Type B+NYC units.  
14 Where elevator service in the building is provided for the sole purpose  
15 of complying with the provisions of section T305.5.1.1 of this appendix  
16 to serve as an accessible route only to the lowest story containing  
17 shared housing rooming units intended to be used as a residence, only  
18 the units intended to be used as a residence on the lowest story served  
19 by the elevator are required to be Type B+NYC units.

20 T305.6 Existing buildings with existing elevators. Where elevators are  
21 provided in an existing building that is otherwise not required to  
22 provide elevators by this code, such existing elevators shall remain and  
23 shall comply with the following:

24 1. Existing passenger elevator complying with inside dimensions in  
25 accordance with section 407.4.1 (Inside Dimensions) of ICC A117.1 shall  
26 not be eliminated or reduced in size.

27 2. Where existing freight elevator is the only elevator of the build-  
28 ing, such elevator shall be converted to a passenger elevator in accord-  
29 ance with section 407 (Elevators) of ICC A117.1. Such passenger elevator  
30 installed in the existing shaft shall be installed in accordance with  
31 section 3001.11 of the New York city building code.

32 Exception: Where existing non-residential building is converted to a  
33 shared housing dwelling, existing passenger or freight elevators  
34 completely within an individual non-residential tenant space, and such  
35 building was used by more than one non-residential tenant prior to such  
36 conversion.

## SECTION BC T306

### INTERIOR ENVIRONMENT

39 T306.1 General. Chapter twelve of the New York city building code  
40 shall apply to shared housing dwelling, except as provided by sections  
41 T306.1 through T306.4 of this appendix.

42 T306.2 Interior space dimensions. Sections 1208.3.2, 1208.3.2.1 and  
43 1208.3.2.2 of the New York city building code shall not be applicable to  
44 shared housing dwellings. Shared housing rooming units shall comply with  
45 the minimum floor area requirement set forth in section 27-2079.1 of the  
46 New York city housing maintenance code.

47 T306.3 Toilet and bathroom requirements. Exception one of section  
48 1210.2.2 of the New York city building code shall not be applicable to  
49 walls and partitions in the toilet and bathrooms in shared housing  
50 dwellings.

51 T306.4 Habitable space. A room or space in a shared housing dwelling  
52 that is not a public part of the building shall be deemed a habitable  
53 space.

54 Exception: Rooms or spaces excluded from the definition of habitable  
55 space in section 202 of the New York city building code.

SECTION BC T401PLUMBING

T401.1 General. Shared housing dwellings shall comply with the New York city plumbing code as modified by sections T401.2 through T401.4 of this appendix.

T401.2 Fixtures, faucets, and fixture fittings. Shared housing dwellings shall provide materials, design, and installation of plumbing fixtures, faucets, and fixture fittings in accordance with chapter four of the New York city plumbing code as modified by sections T401.2.1 through T401.2.5 of this appendix.

T401.2.1 Minimum plumbing facilities. The minimum number of fixtures required for Group R-2 occupancy in table 403.1 of the New York city plumbing code shall not apply to shared housing dwellings. There shall be at least one water closet, lavatory, and bath or shower for each three shared housing rooming units therein, and for any remainder of less than three shared housing rooming units, at least one water closet, one lavatory, and one bath or shower shall be located on any floor containing a shared housing rooming unit.

T401.2.1.1 Access to shared sanitary facilities. There shall be access to each required water closet and bathroom without passing through any shared housing rooming units, except that any water closet, lavatory, or bathroom which connects directly with any shared housing rooming unit shall be deemed to be available only to the occupants of such rooming unit and shall not be included in the computations for the required number of plumbing facilities in accordance with section T401.2.1 of this appendix.

T401.2.1.2 Location of plumbing facilities. At least fifty percent of the water closets, lavatories, and bathtub or showers required by section T401.2.1 of this appendix shall be located in the shared housing suite containing shared housing rooming units. The remaining plumbing facilities may be located no more than one story above or below, and the path of travel from the shared housing rooming units to such facilities shall not exceed the distance of three hundred feet. Where a shared housing suite is on more than one floor, occupants of shared housing rooming units within such suite shall have access to plumbing facilities on the same floor as such units.

T401.2.2 Minimum plumbing facilities in common spaces. In addition to the plumbing facilities required in accordance with section T401.2.1 of this appendix, common spaces constructed in accordance with section T301.2 of this appendix shall be provided with plumbing fixtures in accordance with table 403.1 of the New York city plumbing code for assembly occupancies. Such plumbing facilities shall directly open to such common spaces.

T401.2.3 Laundry facilities. When the number of occupants of a multiple dwelling containing shared housing rooming units is eleven or more, at least one automatic clothes washer and dryer for the exclusive use for the residential occupants of the multiple dwelling, shall be provided for every twenty shared housing rooming units, and fractional numbers shall be rounded up to the next whole number.

T401.2.4 Floor drain. Where the total number of plumbing facilities in the bathroom or toilet room exceeds six, at least one floor drain shall be provided in accordance with section 412 of the New York city plumbing code.

T401.2.5 Separate facilities. Exception one of section 403.2 of the New York city plumbing code shall not be applicable to shared housing

1 dwelling. Separate facilities shall be provided for each sex in a  
2 shared housing dwelling.

3 Exception: Single-occupant toilet room or bathroom constructed in  
4 accordance with section 403.2.2 of the New York city plumbing code.

5 T401.3 Food waste disposal units. Notwithstanding section 413.1 of the  
6 New York city plumbing code, food waste disposers shall not be permitted  
7 within shared housing dwellings.

8 T401.4 Emergency drinking water access. A shared housing dwelling  
9 shall provide fixtures in accordance with section 614 of the New York  
10 city plumbing code for emergency drinking water access.

11 § 4. Section 202 of the fire code of the administrative code of the  
12 city of New York is amended by adding three new definitions to read as  
13 follows:

14 DWELLING, SHARED HOUSING. A shared housing dwelling, as defined in  
15 appendix T of the New York city building code.

16 ROOMING UNIT, SHARED HOUSING. A shared housing rooming unit, as  
17 defined in paragraph fifteen-a of subdivision a of section 27-2004 of  
18 the administrative code of the city of New York.

19 SHARED HOUSING SUITE. A shared housing suite, as defined in paragraph  
20 fourteen-a of subdivision a of section 27-2004 of the administrative  
21 code of the city of New York.

22 § 5. Section 406.2.4 of the fire code of the administrative code of  
23 the city of New York, as amended by local law number 47 of the city of  
24 New York for the year 2022, is amended to read as follows:

25 406.2.4 Fire and emergency preparedness plan (Level 2) and fire and  
26 emergency preparedness staff. [A] Except as otherwise provided in  
27 FC406.2.5, a fire and emergency preparedness plan in accordance with  
28 FC401.5 shall be prepared for Group R-2 high-rise megastructure build-  
29 ings and occupancies, in addition to compliance with the requirements of  
30 FC401.6. There shall be present during regular business hours one or  
31 more members of the FEP staff required pursuant to FC401.5.5 who hold a  
32 certificate of fitness for emergency announcements and other fire safety  
33 duties.

34 § 6. Section FC406 of the fire code of the administrative code of the  
35 city of New York is amended by adding a new section 406.2.5 to read as  
36 follows:

37 406.2.5 Comprehensive fire safety/emergency action plan (Level 1) and  
38 fire and emergency preparedness staff. A comprehensive fire  
39 safety/emergency preparedness plan in accordance with FC401.4 shall be  
40 prepared for Group R-2 shared housing dwellings in high-rise buildings  
41 and occupancies with a fire alarm system that is programmed for staged  
42 evacuation.

43 § 7. Section 505.3 of the fire code of the administrative code of the  
44 city of New York, as amended by local law number 47 of the city of New  
45 York for the year 2022, is amended to read as follows:

46 505.3 Identification of apartment and guest rooms. The location of,  
47 and entrance to, each dwelling unit (guest room or sleeping room) in a  
48 Group R-1 building or occupancy, and each dwelling unit, shared housing  
49 rooming unit, and shared housing suite in a Group R-2 building or occu-  
50 pancy, shall be identified in accordance with this section and the rules  
51 to assist emergency response personnel responding to fires, medical  
52 emergencies and other emergencies at the premises.

53 § 8. Section 505.3.1 of the fire code of the administrative code of  
54 the city of New York, as amended by local law number 47 of the city of  
55 New York for the year 2022, is amended to read as follows:

1 505.3.1 Apartment and guest room numbers. Each dwelling unit, shared  
2 housing rooming unit, and shared housing suite shall be identified on  
3 the public corridor side of the door by a room number and/or letter  
4 marking or sign conspicuously and durably printed or posted on or adja-  
5 cent to at least one entrance door.

6 § 9. Section 505.3.2 of the fire code of the administrative code of  
7 the city of New York, as amended by local law number 47 of the city of  
8 New York for the year 2022, is amended to read as follows:

9 505.3.2 Public entry and corridor signage. In a Group R-1 or R-2  
10 building or occupancy with more than eight dwelling units on a floor, a  
11 sign shall be conspicuously posted in the elevator lobby or other public  
12 entry on each floor, and in the public corridor opposite each stairwell  
13 entrance, identifying by directional arrows and dwelling unit numbers  
14 and/or letters, the direction to each dwelling unit. Such signage need  
15 not be provided in the public entry or opposite any stairwell entrance  
16 in any building or on any floor where the entrances to dwelling units  
17 are located in a single direction from such entry or stairwell entrance.  
18 Notwithstanding the provisions of this section, the department may  
19 establish by rule standards, procedures, and requirements for signage in  
20 Group R-2 shared housing dwellings.

21 § 10. Section 505.4.2 of the fire code of the administrative code of  
22 the city of New York, as amended by local law number 47 of the city of  
23 New York for the year 2022, is amended to read as follows:

24 505.4.2 Apartment and sleeping rooms. Except as otherwise provided in  
25 FC505.4.1 and this section, and except in buildings protected throughout  
26 by a sprinkler system, in a Group R-1 or R-2 building or occupancy with  
27 more than eight dwelling units on a floor, each dwelling unit shall be  
28 identified on the door jamb on the public corridor side of the door by  
29 an approved fire emergency marking, not more than 12 inches (305 mm)  
30 from the bottom of the door, indicating the dwelling unit number and/or  
31 letter. Notwithstanding the provisions of this section, the department  
32 may establish by rule standards, procedures, and requirements for fire  
33 emergency markings in Group R-2 shared housing dwellings.

34 § 11. The provisions of this act shall not be construed to prohibit  
35 the lawful construction or use of rooming units in class A multiple  
36 dwellings pursuant to section 27-2077 of the administrative code of the  
37 city of New York or any other law.

38 § 12. This act shall take effect immediately.